



# Town of Bristol, Rhode Island

10 Court Street  
Bristol, RI 02809  
[www.bristolri.us](http://www.bristolri.us)  
401-253-7000

## PLANNING BOARD MEETING AGENDA

September 20, 2016

10 Court Street, Bristol, Rhode Island

7:00 p.m.

1. Pledge of Allegiance
2. Minutes
3. Town Council Business
4. Town Administrator Business
5. Sydowski, Paul E. & Barbara M.- Public Hearing and Combined Master/ Preliminary Plan Review for Major Subdivision of Paul E. & Barbara M. Sydowski. The proposal is to subdivide 6.17 acre lot into 2 lots. Proposal resulting in two lots as follows: One lot, improved with existing structure, containing 147,000 square feet of land and one vacant lot with 121,000 square feet of land. Waiver requested for Conservation Subdivision and for creation of a new lot on a road considered private road. Property located at 456 Poppasquash Rd. Zone R-80 Plat 174 Lot 2. Owner: Paul E. & Barbara M. Sydowski.
6. NITO Holdings, LLC – Preliminary Phase Review for the Development Plan Review of NITO Holdings, LLC. The proposal is for the construction of a 10,000 square foot addition to the rear (west side) of the existing building. Property is located at 91 Broad Common Rd. Zone M Plat 100 Lot 61. Owner: NITO Holdings, LLC.
7. Pirri-DaSilveira & Sons- Preliminary Plan Review for the Minor Subdivision of Pirri- DaSilveira & Sons Properties, LLC resulting in two lots as follows: One lot, improved with existing structure, containing 7,806 square feet of land on Collins Street and one vacant lot with 6,107 square feet of land on Cole Street. Property located at 51 Collins St. Zone R-06 Plat 26 Lot's 94 & 95. Owner: Pirri-DaSilveira and Sons Properties, LLC
8. Prazeres Realty, LLC- Preliminary Plan Review for the Minor Subdivision of Prazeres Realty, LLC, resulting in two lots as follows: One lot, improved with existing structures, containing 31,804 square feet of land and one vacant lot with 23,252 square feet of land. Property located on the north side of Hopeworth Avenue. Zone GB and R10 Plat 155 Lot 69. Owner: Prazeres Realty, LLC
9. Roger Williams University- Public Hearing on Review and Recommendation to the Town Council on the Comprehensive Plan Amendment and Change of Zone for the property located at 2 Metacom Avenue (Plat 163/Lot 42) currently owned by the State of RI from R-40 to Educational Institutional Zone. Also Public Informational Meeting on University's Institutional Master Plan Amendment and 5 year Update of the Master Plan. Proposed Amendment for the intergration of 2 Metacom Avenue (existing Maher Center building) into the Master Plan for use as storage, office and classroom. Five year update includes a proposed 156 bed residential dormitory in 3 buildings with Phase 1 being the first building with 40 beds along with other long range potential projects. Property located at 2 Metacom Avenue Plat 163 Lot 42 and Metacom Avenue and One Old Ferry Road, Plat 163 Lot 7 and Plat 164 Lots 1,2,5,8,9. Owner: Roger Williams University/State Of Rhode Island
10. Bristol Industrial Park - Modification requested of required buffer plantings along Wood Street. Proposal to replace existing buffer trees with new plantings and new fencing. Property located at 500 Wood Street, Owner: Moscaico BCDC
11. Correspondence
  - a. Received
    - i) Eric Hertfelder, 15 Howe Street et al regarding Howe Street drainage
    - ii) Town Solicitor regarding State Enabling Legislation
  - b. Sent
12. Adjourn
  - Posted:
  - Posted By: sf